



Moorland Road, Splott Cardiff CF24 2LQ

welcome to

Moorland Road, Splott Cardiff

NO ONWARD CHAIN! A traditional bay fronted THREE BEDROOM MID TERRACED, requiring complete refurbishment, situated in the popular location of SPLOTT, within walking distance of local amenities and within easy access to Cardiff City Centre and the A48/M4 access corridor. Viewing Recommended!

Ground Floor

Entrance

Via a wooden front door into:

Hallway

Stairs rising to first floor, radiator and access to:

Lounge

13' 1" Max x 10' 9" Max (3.99m Max x 3.28m Max)

Double glazed bay window to front aspect, laminate flooring and radiator.

Dining Room

11' 8" Max x 8' 8" Max (3.56m Max x 2.64m Max)

Double glazed window to rear aspect, radiator and laminate flooring.

Reception Room Three

15' Max x 9' 8" Max (4.57m Max x 2.95m Max)

Double glazed window to side aspect, radiator, built in understairs storage and fireplace.

Kitchen

Fitted with wall and base level units with work surfaces over, sink unit, spaces for cooker and washing machine, original clay floor tiles and single glazed door to providing access to side.

First Floor

Landing

Loft hatch, radiator and access to:

Bedroom One

14' 3" Max x 10' 10" Max (4.34m Max x 3.30m Max)

Two double glazed windows to front aspect and radiator.

Bedroom Two

11' 8" Max x 8' 8" Max (3.56m Max x 2.64m Max)

Single glazed window to rear aspect and original fire.

Bedroom Three

13' 1" Max x 9' 8" Max (3.99m Max x 2.95m Max)

Single glazed wooden to rear aspect, loft hatch and wall mounted combi boiler.

Bathroom

Fitted with a three piece suite comprising bath, low level WC, wash hand basin, radiator, spotlights, vinyl flooring and single glazed wooden window to side aspect.

Outside

Front Forecourt

Mainly paved with access to front entrance.

Rear Courtyard

Enclosed with outside toiler and gated rear lane access.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Splott Cardiff

- In need of complete refurbishment
- Three Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- First Floor Bathroom
- Front Forecourt
- Enclosed Courtyard Garden

Tenure: Freehold EPC Rating: D

£200,000



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Property Ref:
ROA112534 - 0005

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